THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd Ste. 130
Nashville, TN 37215

File 200225036

Karen Johnson Davidson County
Batch# 400029 DEEDQC
05/14/2020 01:08:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200514-0050198

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 8th day of May, 2020.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael A. Koban, Jr. and Pamela R. Koba 4349 Chickering Lane Nashville, TN 37215	New Owner	144 13 0 006.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Pamela R. Koban, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Michael A. Koban, Jr. and Pamela R. Koban, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Chickering Estates, Section I of record in Plat Book 2663, Page 86 & 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:

A parcel of land in Davidson County, Tennessee, described as follows:

Beginning at a concrete monument, the common rear corner of Lots 31 & 32 on said Plan of Chickering Estates, Section I, as recorded in Book 2663, Page 86 & 87, Register's Office for said County, and proceeding North 67 degrees 34' West 125 feet to a point; thence North 26 deg. 20' East 199.8 feet to a point; thence South 74 deg. 54' East 90 feet to a point; being the common rear corner of Lots 32 and 33 on said Plan; thence South 16 deg. 26' West 212 feet to the point of beginning and containing 0.504 acres,

more or less, in accordance with a boundary survey by Turner Engineering Company, dated March 15, 1972.

Being the same property conveyed to Pamela R. Koban, by Quitclaim Deed from Michael A. Koban, Jr. and wife Pamela R. Koban, of record in Instrument No. 20130618-0062208, in the Register's Office of Davidson County, Tennessee, dated June 12, 2013 and recorded on June 18, 2013.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of May 2019.

Pamela R. Koban

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Pamela R. Koban, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of May 2019.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022